



**Zoning Case #1118-02**  
**Charles L. Kosarek, Jr. and**  
**Dane Casey Holdings, LLC.**

**Rezoning for a Property at**  
**6001 Crosstown Expressway (SH 286)**

Planning Commission Presentation  
January 9, 2019



# Aerial Overview



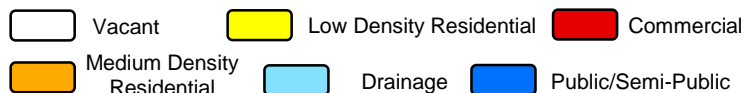
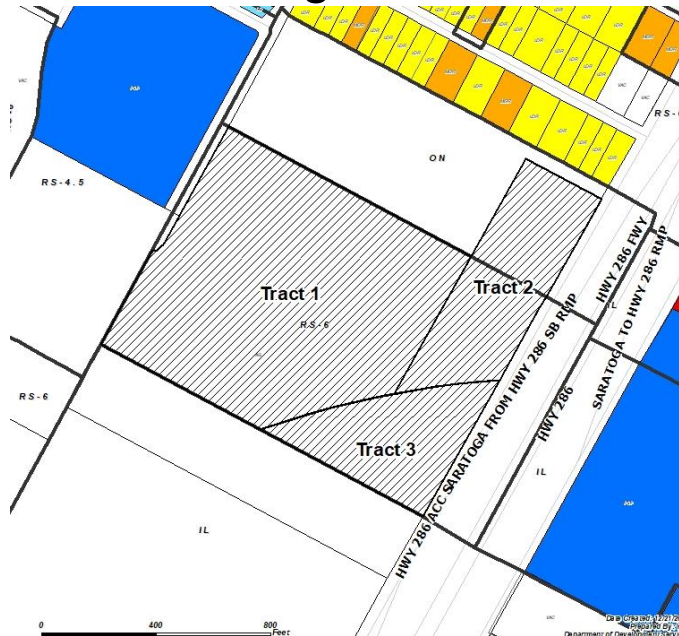




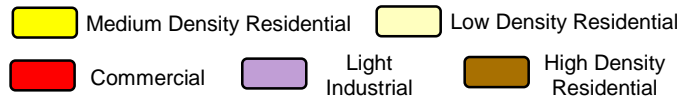
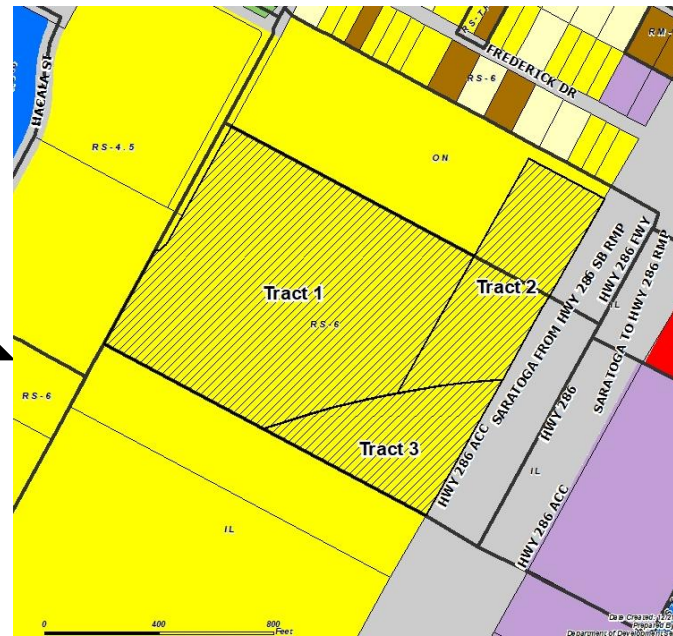


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, West on Crosstown Expressway







# Crosstown Expressway, North of Subject Property





# Crosstown Expressway, East of Subject Property







# Crosstown Expressway, South of Subject Property







# Public Notification

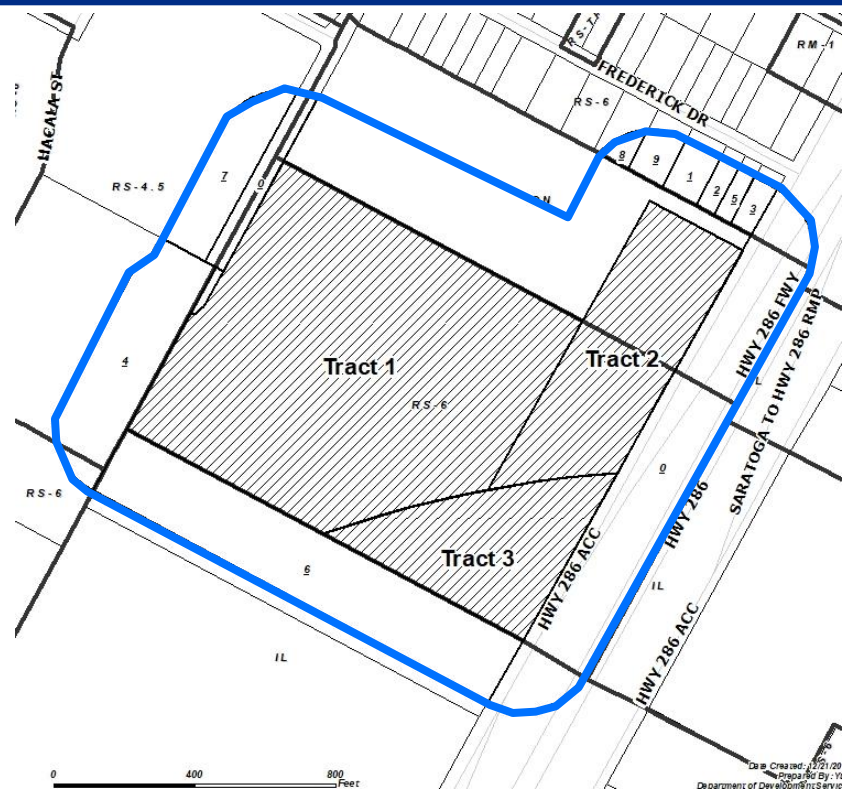
9 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





# Zoning Pattern





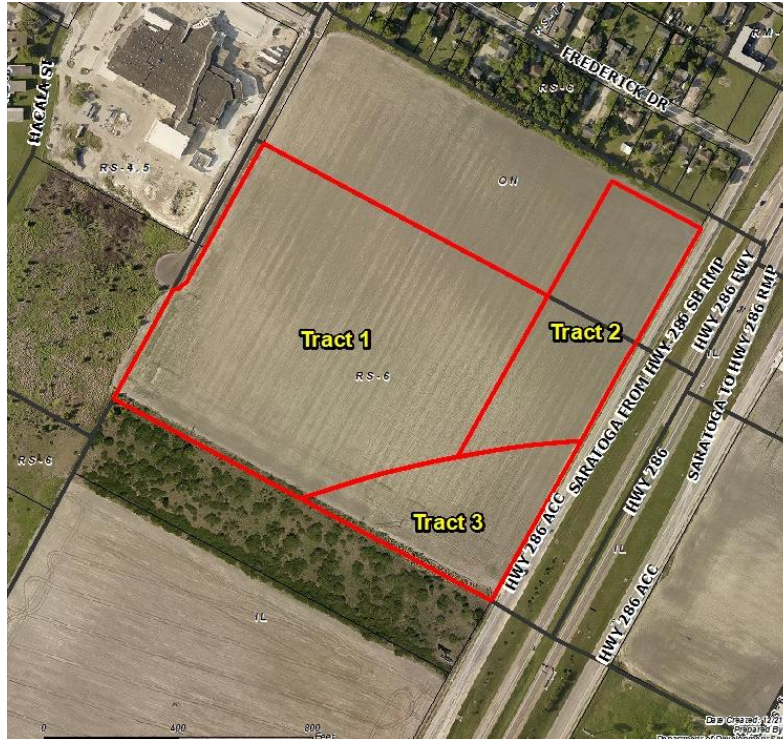
# AICUZ







# UDC Requirements



Buffer Yards: “CN-1” or “ON” to “RS-6”  
Type B: 10’ & 10 pts.

“ON” to “IL”  
Type B: 10’ & 10 pts.

Setbacks: Street: 20 feet  
Corner: 15 feet  
Rear: 2 to 1 Setback  
(height-12’) x 2

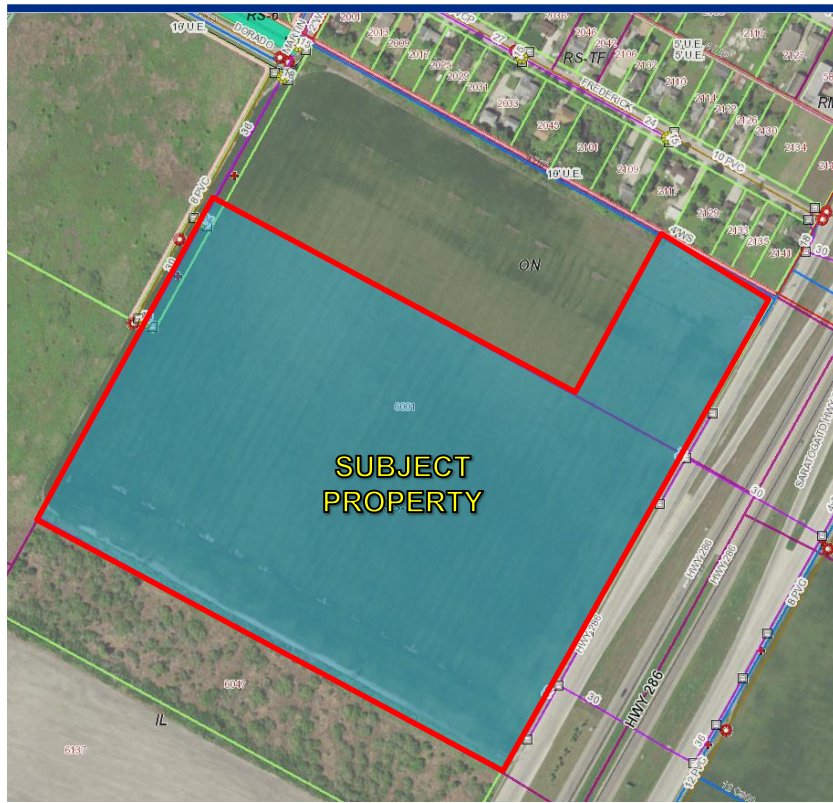
Parking: 1:225 sq. ft. GFA (Clinic)  
1:3 Beds (Hospital)

Landscaping, Screening, and Lighting  
Standards

Uses Allowed: Retail, Offices, Multifamily  
\*Bars/Nightclubs Not Allowed in “CN-1”



# Utilities



- **Water:** 8-inch C900 Line
- **Wastewater:** 8-inch PVC
- **Gas:** 4-inch Service Line
- **Storm Water:** Road side drainage along SH 286 and Martin Street.



# Staff Recommendation

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**Approval** of the “ON” Neighborhood Office District, the “CN-1” Neighborhood Commercial District, and the “CC” Commercial Compatible District